

Tempe Historic Preservation Office Research Report

## **DOUGLASS/GITLIS RESIDENCE**

Tempe Historic Property Register #38 HPO 2009.03

Tempe Historic Preservation Commission

6-402 HPC Neighborhood Meeting 12/10/2009

14A-4 HPC Public Hearing 01/14/2010

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*photo: Tempe HPO 2009*

The historic 1935 Douglass/Gitlis Residence located at 1206 South Ash Avenue in the 1924 Park Tract subdivision is nominated for historic designation and listing in the Tempe Historic Property Register at the request of the property owners, Karyn Gitlis and Phillip C. Douglass. The property is considered eligible for this action by the Tempe Historic Preservation Office.

The historic 1935 Douglass/Gitlis Residence is significant as one of the earliest examples of frame ranch style houses in Tempe. A rare example of the early use of wood frame construction in the Ranch style, where houses were typically constructed of masonry materials, this property survives as a best example of its type and provides a positive contribution to the historic Park Tract streetscape. Research in this report develops the significance of the property in the context of Residential Architecture in Tempe, Arizona 1935, and other relevant historic contexts.

**RESEARCH**

In accordance with the Tempe Historic Preservation Ordinance, upon receipt of a nomination for historic designation Tempe Historic Preservation Office shall compile and transmit to the Tempe Historic Preservation Commission a complete report on the subject property. The report will address property location, condition, age, significance and the integrity of historic features and other relevant information and provide the staff recommendation to grant the nomination.<sup>1</sup>

**LOCATION**

The historic 1935 Douglass/Gitlis Residence was built in a peak construction year in the Park Tract subdivision. Located at the southern extent of the original Townsite, Park Tract was subdivided in 1924, when Tempe had been experiencing a housing shortage for some time. The subdivision was designed to provide comfortable and modern family housing to meet a pent up demand. Similarly, the Early Ranch style house was designed to help fulfill requirements for affordable and efficient housing.<sup>2</sup>

Park Tract Subdivision is identified as a Cultural Resource Area in Tempe General Plan 2030. These areas are considered culturally significant to the character of Tempe and General Plan 2030 states that it is desirable to maintain the character of these areas. General Plan 2030 further states that the underlying zoning in place at the time the plan was adopted should remain as the highest appropriate density for Cultural Resource Areas. Accordingly, Cultural Resource Areas are indicated on the GP2030 Projected Land Use Map with the density of the zoning in place at the time the plan was adopted on December 4, 2003. The subdivision of Park Tract predated adoption of a zoning ordinance by the Tempe Town Council. This property is zoned R-3R: Multi-Family Residential (height) Restricted.<sup>3 4</sup>

The historic 1935 Douglass/Gitlis Residence is located on Lot 7 of Block 7 of the Park Tract Subdivision. Block 7 is actually a half-block forming the western edge of the subdivision. Lying between Ash Avenue and the right-of-way for the Union Pacific Railroad, the fragile western edge of Park Tract consists of unusually deep lots, many of which have been tied together and redeveloped resulting in sporadic loss of integrity at the historic neighborhood edge. Lot 7 is at the western edge of Park Tract located west of Ash Avenue approximately midblock.<sup>5 6</sup>

**CONDITION**

The historic 1935 Douglass/Gitlis Residence has been meticulously maintained. The historic front façade has been carefully preserved and remains intact. In addition, the historic flood irrigated landscape is thoughtfully tended and the property makes a positive contribution to the streetscape of the Historic Park Tract subdivision. Changes made to the property are visible on the exterior at the south and west (rear) elevations. Additions have been sensitively designed and skillfully executed and achieve a comfortable balance of differentiation from, and compatibility with, the historic form and fabric of the historic Early Ranch style house.<sup>7</sup>

**AGE**

The historic 1935 Douglass/Gitlis Residence is in the ninety-ninth percentile ( $n = 149/53,665 = 99.9972$ ) of Tempe properties in terms of age. HPO records indicate 52 extant properties date to 1935 (100 percent more than the number of properties in any single prior year of the 64 years for which records exist). Significantly, 1935 marked the first occurrence of the Early Ranch as a residential style in Tempe. The Douglass/Gitlis Residence is one of only two wood-frame Early Ranch style residences believed by the Tempe Historic Preservation Office to survive from 1935. Based on data from Tempe HPO files corroborated by Maricopa County Assessor's Office data, 160 Tempe standing properties are believed to predate the historic 1935 Douglass/Gitlis Residence having year-built dates of 1934 or earlier. Statistically, this property is in the top 99.9% of all Tempe properties in terms of age and therefore can only be considered to survive as a rare example of early residential construction in Tempe.<sup>8</sup>

**SIGNIFICANCE**

The historic 1935 Douglass/Gitlis Residence is considered to survive as a significant representative – or a “rare example” of a once common type – the wood frame Early Ranch style house. Ranch style residences became ubiquitous throughout the American Southwest in the era following World War II. The historic 1935 Douglass/Gitlis Residence, however, was constructed a decade before the style became widely popular. The property is significant as one of the two earliest frame Early Ranch style houses in Tempe, and it is by far the best remaining example.<sup>9</sup>

Built in 1935, the house exemplifies characteristic features of the early form which combined elements of both past and future eras. The small box-like house has the characteristic L-shaped plan with a low pitched gable end asphalt shingle roof, raised wood floor with crawlspace, covered front porch with no carport, rectangular window openings with steel casement windows divided to emphasize the horizontal dimension, and wood siding and gable ends. Typical of the type, ornamental detailing is minimal and limited to scalloped gable end siding and grouped porch posts. Also true to the type, stylistic treatment of materials and details occurs evenly on all sides of the building. The public faces of the property have changed little from their original configuration when this Early Ranch style house first made an important addition to the neighborhood. The historic 1935 Douglass/Gitlis Residence continues to convey the architectural qualities of design, workmanship, materials, and feeling.<sup>10</sup>

A basis for historic designation and listing in the Tempe Historic Property Register is provided by Tempe City Code Section 14A-4(a)(1) – Designation of landmarks, historic properties and historic districts: the following criteria are established for designation of an individual property, building, structure or archeological site: It meets the criteria for listing on the Arizona or national register of historic places.<sup>11</sup>

Tempe Historic Preservation Ordinance language agrees with National Register of Historic Places eligibility criteria C which states – “The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:”

C. "That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."<sup>12</sup>

The historic 1935 Douglass/Gitlis Residence is significant as one of the earliest and best remaining examples of frame Early Ranch style houses in Tempe. The property embodies the distinctive characteristics of the historically significant Early Ranch style of residential construction that would go on to become widely popular roughly ten years after this house was built and remain so for decades thereafter. This property is considered eligible for listing in the National Register of Historic Places under Criterion C, at the Local level of significance as one of two of the first frame Early Ranch style houses constructed in Tempe, and it is by far the best remaining example.<sup>13</sup>

### INTEGRITY

Integrity is the ability of a property to convey its significance. To be listed in the Tempe Historic Property Register, a property must be significant under ordinance criteria and it must also possess sufficient integrity to communicate its significance to persons familiar with the property or to the community at large. The integrity of a property is evaluated according to aspects which must be present in different combinations depending on the criteria from which historic significance is derived. For the case at hand, a building derives significance because it embodies the distinctive characteristics of a type of construction. Accordingly, (under Criterion C) the property must maintain integrity of **design, workmanship, materials, and feeling** in order to convey its significance. As seen in the following discussion, the property exceeds this minimum requirement and retains more than adequate integrity to qualify for designation and listing.<sup>14</sup>

Location – This property exists in its original location. The Park Tract Subdivision encompasses a collection of historic resources directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 138 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during settlement of the Territory, and for its associations with important political figures. Tempe's unique heritage is exemplified in its significant residential architecture and infrastructure. These exist today at the subject property and throughout the Park Tract Subdivision as manifestations of those Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence and unequalled character unique in Arizona.<sup>15</sup>

Sited prominently in the 1200 block of South Ash Avenue, the historic 1935 Douglass/Gitlis Residence occupies land that was included in the boundaries of the Original Tempe Townsite in 1894. Although not subdivided until thirty years later, the Park Tract subdivision was never annexed into the corporate limits of Tempe – rather uniquely, it was an integral part of the community from the onset. Today, the south portion of the Original Townsite, the historic Park Tract Subdivision is a busy and vibrant residential neighborhood. The City is currently experimenting with various traffic-calming features in the right-of-way; however, the clear and present landmark status of Tempe's oldest residential neighborhood, the Maple Ash Neighborhood, retains its historic identity throughout the community and beyond.<sup>16 17</sup>



**Design** – Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. Because properties change through time, changes may acquire significance in their own right and changes do not necessarily constitute a loss of design integrity. Although additions have been made to the side and rear of the historic house, the property maintains the original spatial relationships between major features; visual rhythms; layout and materials; and the relationship of other features as originally constructed and developed. Design aspects typifying the Early Ranch style are present in abundance and continue to maintain this aspect of integrity.<sup>18</sup>

**Setting** – Setting is the physical environment of an historic property that illustrates the character of the place. Although integrity of setting is not a condition precedent to designation in this case, the property nevertheless retains connections to the physical environment of its surroundings. Original relationships of buildings and structures to the streetscape and landscape; layout and materials of alleyways, walks; and the features of flood irrigation and other infrastructure exist with their integrity intact.<sup>19</sup>

**Materials** – A property must retain key exterior materials dating from the period of its historic significance. Integrity of materials determines whether or not an authentic historic resource still exists. The historic 1935 Douglass/Gitlis Residence retains key physical elements as they were originally configured to reveal the preferences, to indicate the availability of particular types of materials, and to exemplify technologies characteristic of the Early Ranch style house form. Wood frame construction and siding distinguish the property as these materials were, relatively speaking, quite rare.<sup>20</sup>

**Workmanship** – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of an historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. This property conveys physical evidence of the crafts attendant upon the frame construction form of the Early Ranch style house in the 1930s American Southwest.<sup>21</sup>

**Feeling** – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This property expresses an aesthetic sense of its prewar period of significance. The physical features of the property, taken together, are sufficiently intact to convey their significance to someone familiar with the original property as well as to persons throughout the community to whom the property distinguishes itself as historic. Retention and good maintenance of original design, materials, workmanship, and setting as described above is sufficient to create a discernable sense of place or feeling at the historic property.<sup>22</sup>

**Association** – Association is the direct link between an important historic event or person and a historic property. Although integrity of association is not a condition precedent to designation in this case, this property nonetheless maintains direct links between important events in community history and is emblematic of consecutive waves of suburbanization outward from the original settlement at the Salt River. Now standing as an anchor at the edge of the historic 1924 Park Tract subdivision, the historic property continues to clearly mark the last wave of pre-war development that radiated in bands within the core of the original Townsite.<sup>23</sup>

Careful evaluation of integrity has been made to inform an opinion of eligibility based on guidance provided in National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation". Bulletin 15 states the older or more rare a property has become, the less integrity must be present for eligibility.<sup>24</sup>

The Secretary of the Interior's Standards for Rehabilitation provide a framework for evaluating the effects of changes on the integrity of a property. The Standards for Rehabilitation define Rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."<sup>25</sup>

Finally, we are fortunate to also have policy available from the Arizona State Historic Preservation Office that addresses continued eligibility of a property in consideration of changes in integrity over time. As directed by the commission, staff is prepared to develop detailed evaluations of property integrity using criteria provided in each of these instruments so as to establish a finding of integrity in greater detail.<sup>26</sup>

### **CULTURAL CHARACTERISTICS OF THE EARLY RANCH STYLE HOUSE**

The preceding discussion of significance identified architectural and construction features typical of the Early Ranch style house. The historic 1935 Douglass/Gitlis Residence exemplifies these characteristic features of design, materials and workmanship while simultaneously illustrating more abstract cultural characteristics of the Early Ranch style house, principally; livability, flexibility, and unpretentious character.

The earth-hugging Prairie style houses pioneered by Frank Lloyd Wright along with the informal Bungalow styles of the early 20th century paved the way for Early Ranch style houses. California Architect Cliff May is credited with building the first Ranch style house in San Diego in 1932. After World War II, simple, economical Ranch houses were mass-produced to meet the housing needs of returning soldiers and their families. With time, so many Ranch style homes were quickly built in seemingly "cookie-cutter" fashion that the style came to be dismissed as ordinary or slipshod. Nevertheless, many Early Ranch style homes have some of the endearing characteristics of the elegant Cliff May originals; livability, flexibility, and unpretentious character.<sup>27</sup>

Livability is manifest in the openness of the floor plan of the Early Ranch style home. Instead of the smaller divided rooms of previous styles major rooms flow together while large windows bring in outside light and connect with nature. Doors open to patios in the back of the home in a direct fusion of the Spanish Colonial Ranchería and the Modernist house. When land was less expensive ranch houses abandoned the compact plan and were allowed to stretch out across large lots. Spatial connection between the house and the lot, the essence of livability, is clearly evidenced in the subject property where views of the grounds are carefully composed, framed for effect, and screened to emphasize a natural setting.<sup>28</sup>

Flexibility is addressed in the Ranch style home by open floor plans that allow rooms to be rearranged to serve multiple purposes. Ranch houses often include separate living and family rooms and formal dining rooms that all could be redressed for other

purposes as needed. In addition, the simple trim and style could be made to work with a range of interior decorating schemes, from American Colonial to ultramodern to contemporary casual. Integrated patios serve as extended living space allowing a continuous functional relationship with the outdoors. Spatial dynamics and adaptability are showcased in the subject property where the modern lifestyle is supported in a setting of understated elegance. A reading room adjoins the formal dining area encouraging contemplation in a library setting while the guest bedroom doubles as home office space and the expanded bathroom opens the interior to an abundance of daylight filtered and softened through privacy ribbed glass block.<sup>29</sup>

Finally, unpretentious character was addressed in the Ranch style house by the simple, lean, lines of the houses themselves. Ranch style houses, with their low roof lines and simple rustic trim, maintain a casual feel and do not dominate their neighborhoods. Entry was not into a grand foyer, but into a simple space which was disarming and pedestrian. Interiors designed for ease of movement feel like "home". This is place making at its most essential expression and the subject property is emblematic of the charm and character that would evolve to distinguish the style as the most quintessential expression of the great American West for decades to come. The historic 1935 Douglass/Gitlis Residence exemplifies all of the prominent character defining features of ranch house design, materials and workmanship as well as more abstract cultural characteristics of livability, flexibility, and unpretentious character that define the essence of the style.<sup>30</sup>

## HISTORIC CONTEXTS

The significance of community cultural resources is related to historic contexts. This research report for historic property designation looks at various contexts to synthesize information about the period, the place, and the events that created, influenced, or formed the backdrop of the historic resources. Cultural and environmental contexts provide a cultural awareness of the property and aid in the analysis and understanding of the resource. The following contexts help explain the cultural development and historic significance of the location and substantiate a recommendation for designation. Tempe Preservation uses two primary sources for historic contexts; City of Tempe Multiple Resource Area Update (Ryden 1997), and Post World War II Subdivisions Tempe Arizona: 1945-1960 (Solliday 2001).

### Residential Architecture in Tempe, Arizona 1935

Residential and nonresidential structures within the area of the Park Tract subdivision were built primarily between 1900 and 1960, with 1940 being the median year-built value (69 years old) and 1940 the most frequently occurring construction date (20 occurrences). Solliday (2001) identified 100 lots in the Park Tract subdivision adding 17 properties built between 1948 and 1960, to the 80 properties previously identified in the Tempe MRA (1997) as potentially contributing to an historic district. The Douglass/Gitlis Residence is one of 15 properties constructed in Park Tract during what would be an unprecedented year for construction in the subdivision and throughout Tempe. In the ten-year period beginning with subdivision in 1924, Park Tract added an average of 2 residences each year, compared to an annual average of 7 residences constructed city-wide during the same period. In ten years from the opening of the subdivision, Park Tract saw 15 residences constructed, the same number built there in 1935 alone. Based on data from the Maricopa County Assessor's Office and Tempe HPO files, 160

standing properties are thought to predate the historic 1935 Douglass/Gitlis Residence having year-built dates of 1934 or earlier. Statistically, this property is in the top 99.9% of all Tempe properties in terms of age and can only be considered to survive as a rare example of early residential construction in Tempe.<sup>31 32</sup>

Architectural styles varied city-wide during the ten-year period ending in 1934 with the Bungalow style (n=30) being the most popular by far. The National Folk style (n=15) followed closely by the Southwest style (n=12) represented the most popular house-types city-wide in the ten year period preceding Ranch style dominance in Tempe. Park Tract followed the city-wide trend closely with Bungalow style (n=6), Southwest style (n=4), and National Folk style (n=3) representing the three most popular idioms. Other residential styles constructed in Park Tract during this period include the Spanish Colonial Revival and the Transitional Ranch styles.<sup>33</sup>

The ancient Roman architect Vitruvius famously wrote that a building should have "firmness, commodity, and delight." Architecture is much more than style of course, and an important factor in the sustained popularity of these style houses was their ability to meet owners' functional requirements while giving them an enhanced connection to the outdoor lifestyle delivered in a house-form that was new and authentically American. So there it was, "firmness, commodity, and delight" available for a low down payment and with convenient monthly terms – the Early Ranch style house. Except that in Tempe, as in communities across America before the end of WWII, the typical home mortgage required a down payment of 50% of the total property value and was offered for a 10-year term.<sup>34</sup>

The historic 1935 Douglass/Gitlis Residence along with an unprecedented 51 other properties was constructed during the Great Depression after the failed banking system caused a drastic decrease in home loans and ownership. In 1934 the federal banking system was restructured when the National Housing Act of 1934 passed and the Federal Housing Administration was created. FHA regulated the rate of interest and the terms of mortgages that it insured and these new lending practices increased the number of people who could afford a down payment on a house and monthly debt service payments on a mortgage. Although FHA financing increased the market for single-family homes nationwide and indirectly improved all residential financing, Tempe banks did not begin lending money through Federal Housing Administration programs until after WWII.<sup>35 36</sup>

#### Residential Flood Irrigation: Tempe 1924~1958

During the initial period of Tempe's residential development it appeared that flood irrigation would always be regarded as an essential city service. Irrigation had been a part of Tempe's culture and landscape since the town's founding. When the earliest subdivisions were carved out of farms, developers simply dug more ditches to bring irrigation water to individual lots. The open ditches were gradually replaced by buried pipes beginning in the 1930s, but otherwise, the practice of irrigating residential lots continued virtually unchanged.

After construction, residential flood irrigation systems were turned over to the city, which operated them on behalf of the residents. Initially this extension of the municipal irrigation service was challenged by Salt River Project, which allowed the city to deliver



irrigation water but only within the original incorporated area. Outside the one square mile area which included Gage Addition and Park Tract, the Project wanted to supply irrigation water directly to property owners. Its primary concern appears to have been the assessments it collected from landowners. If Tempe residents no longer received their water directly from the Project, they might fall behind in the annual assessments that every Project customer was required to pay in order to continue receiving water.<sup>37</sup>

Eventually, Project objections were overcome and SRP and the city signed a new water contract in 1948. As long as property owners in a neighborhood paid their past-due assessments and brought their accounts up to date, the Project allowed them to receive water from the city, which would then pay future annual assessments to the Project when it purchased water for distribution in the Tempe residential flood irrigation program. For the next decade, every new subdivision in Tempe was developed with an underground irrigation system.<sup>38 39</sup>

As a strategy for beautifying the city, the residential irrigation network was a success, because it allowed Tempe's new neighborhoods to quickly acquire lawns and much needed shade trees. However, as a self-supporting utility service, it was a failure. Irrigation customers paid very nominal fees, only \$6 per year in 1946, yet the service was expensive to operate. Unlike the potable water service which was self-supporting, the irrigation service operated with deficits that had to be covered by the city's general fund. As the size of the irrigation system continued to expand, so did the deficits. In 1958, after learning that the deficit was now \$11,000.00, the city council tried to increase the irrigation fee, which was then \$15 per year. This produced uproar among longtime residents who had grown accustomed to the low-cost service, and the council retreated. Explaining their refusal to raise rates, several council members argued that residential flood irrigation contributed enough to the charm of the neighborhoods and to the character of Tempe to justify using money from the general fund to help pay for this beautification service. In the end, the city halted expansion of its residential flood irrigation service simply because it was a messy chore for homeowners and an expensive program for the city to operate.

The Tempe historic context "Residential Flood Irrigation: Tempe 1909-1958" begins with the premise that historic sites include historic landscape features as integral parts of their identity. This context recognizes that preservation of the perceived and actual integrity of flood irrigated neighborhoods requires protection of historically accurate landscapes and landscape elements contained therein. The study of these historic landscapes and their elements provides an understanding of the cultural and social significance of other common visible features in these neighborhoods. Historic landscapes also reveal much about our evolving relationship with the natural world.

To a large extent, historic landscapes are representative of the time and era when they were originally established. Many architectural periods are closely linked to specific landscape patterns and plant palettes. Much of the mental imagery we conjure up when reflecting on Tempe's historic neighborhoods includes recollections of their lush, flood irrigated landscapes. Although there are a variety of plants that have evolved to become associated with these historic landscapes, caution is necessary to avoid developing a false or created sense of history. Long-term effects of the systematic

elimination or preservation of historic landscape elements and features will only become more apparent over time.<sup>40</sup>

Conservation of water and energy are important aspects of sustainable desert living. From the onset, development of Tempe's irrigated neighborhoods was linked to flood irrigation from Valley canals. The shade trees and mesic vegetation create a microclimate effect in these neighborhoods by shading structures and grounds. Ultimately, this can cool neighborhoods by as much as ten degrees, thereby decreasing energy demand for air conditioning. Shade also decreases the evapotranspiration rate, allowing vital ground water to stay where it is needed d of being pulled from the ground by the desert sun.<sup>41</sup>

The City of Phoenix has recognized the unique character and richness of associated historic landscapes and exempts historic districts and individual properties from its landscape ordinance, which requires all new development to establish a xeriscape design to better manage water use. The term 'xeriscape' originated in the early 80s and refers to the regulation and use of water on site. Over the past decade, xeriscape landscapes have increased in number and popularity as they help to inform the public about how designed and built landscapes can be made more sustainable.

While this conservation and education effort is appropriate to desert living, xeriscape landscapes are not associatively or historically appropriate in the setting of historically flood irrigated districts. Although neighbors will spend considerable time and resources on the betterment of their community through various efforts to conserve and enhance neighborhood quality of life, they often fail to understand that protection and preservation of the rich historic character of special neighborhoods that are candidate historic districts is integrally linked to continued maintenance of the integrity of historically accurate landscapes and landscape elements contained therein.<sup>42</sup>

Tempe Preservation is working with Tempe Water Utility Department to implement incentives for water conservation strategies appropriate to historic preservation objectives in Cultural Resource Areas. The goal of this process is to address conservation principals common to overall neighborhood enhancement and environmental quality.

#### Community Planning & Development in Tempe 1924~1958 (Park Tract)

The Park Tract subdivision is a collection of cultural resources such as the historic 1935 Douglass/Gitlis Residence which are directly associated with the early growth and development of Tempe and the Salt River Valley. The evolution of Tempe over the past 135 years holds national, state, and local significance for its important role in the development of the Salt River Valley as a center of commerce and education, as a critical link in the transportation networks during the settlement of the Territory, and for its associations with important political figures. Tempe's unique heritage is exemplified in its significant residential architecture and the infrastructure that supports those properties. This setting exists today in the Park Tract Subdivision as a manifestation of the Arizona pioneers who transformed the desert environment of the Salt River Valley into a community of enduring consequence and unequalled character unique in Arizona.<sup>43</sup>

Park Tract is an early "suburban" residential subdivision that was platted by Hugh Laird and Fred J Joyce, April 10, 1924, on behalf of the Park Tract Trust and in response to a housing shortage in the City. The subdivision was designed to provide comfortable and modern family houses, influencing some of Tempe's prominent citizens to purchase lots and have their homes built here. Development of the subdivision began on 100 lots in the area roughly bound by 10th Street, Mill Avenue, 13th Street, and Union Pacific Railroad tracks. The subdivision experienced peak construction years in 1925 when 13 homes were built, in 1935 with 15 homes constructed including the subject property, and 1940 with 20 homes built. Curiously, intervening years saw no more than 5 and as few as no homes completed in Park Tract.<sup>44</sup>

Hugh Laird came to Tempe with his family in 1888 at the age of 5 years. His residency in Tempe continued until his death in 1970. During that time his business and public service career included 60 years as a registered pharmacist, 66 years as owner of Laird and Dines Drug Store, twelve years as Tempe postmaster and two terms as a representative in the state legislature. Perhaps his most outstanding contribution to local politics was his 32 years of service on the Tempe City Council, including 14 years as Mayor. During the period from 1930 to 1962, Tempe's population rose from 2,500 to 25,000 and the town saw substantial growth far beyond its anticipated boundaries, especially after the close of World War II. Policies generated during Laird's lengthy tenure on the City Council did much to shape the present environment and image of modern Tempe. Park Tract platted in 1924 has a very high degree of overall integrity and represents an early "suburban" residential subdivision platted in response to a shortage of housing in Tempe.<sup>45</sup>

#### Early Ranch House Style Architecture in Tempe 1935-1947

The Early Ranch House style is the emerging form of a style that went on to account for nine out of every ten new houses throughout the American Southwest and eventually spread nation wide as an authentic artifact of American culture. The Early Ranch House style is not the Ranch House of postwar America but rather a nascent form coming into existence with as many references to historical antecedents as it had elements of the ultimate pure form. Early Ranch House style is obscured in the literature as it is largely overwhelmed by the ubiquitous final form. Contemporaneous amalgamations of house-types featuring the ranch style observed in the Tempe Historic Preservation Office data include; Late Bungalow/Early Ranch style, Transitional Ranch style, Ranch with Spanish Colonial influence style, and Spanish Colonial Ranch style.<sup>46</sup>

Architect Cliff May is credited with building the first Ranch Style house in San Diego, California in 1932. May had little architectural training and little building experience, but he succeeded in bringing his vision to life and to national acclaim throughout the 1930s, 1940s, and 1950s. Considered by many to be the father of the California Ranch style house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of modernism. A uniquely American invention, May's Ranch Style houses built out instead of up, with his continual goal to bring the outdoors in.<sup>47 48</sup>

Living areas in the Early Ranch style house began to diversify, multi-task, and become flexible spaces geared to casual entertaining at home. This complimented the indoor/outdoor living promised by the one-story layout which more and more came to feature both visual and circulatory connections to designed outdoor spaces. "The ability

to move in and out of your house freely, without the hindrance of steps, is one of the things that makes living in the house pleasant and informal” – Cliff May.<sup>49 50</sup>

In the Southwest, California and Craftsman Bungalow styles were common affordable house types that preceded introduction of the Early Ranch style. The modest forms of the National Folk styles often referred to simply as “the Economical Small House” or the “Basically FHA House” sought similar markets. Many of the cost-saving materials and methods that would become hallmarks of post-war Ranch style houses would not appear until after WWII. In this regard, the Early Ranch style continued building traditions from earlier styles, but adapted new and distinctive configurations. Rooted in the Spanish colonial architecture of the 17th to 19th century North America, the Early Ranch style used single story floor plans and native materials in a simple style to meet the needs of their inhabitants. These low slung, thick walled, rustic working ranches were common in the Southwestern states. The California bungalow of the early 20th century also served as a precedent with its simple one story outline, ample porch, and garden orientation.<sup>51</sup>

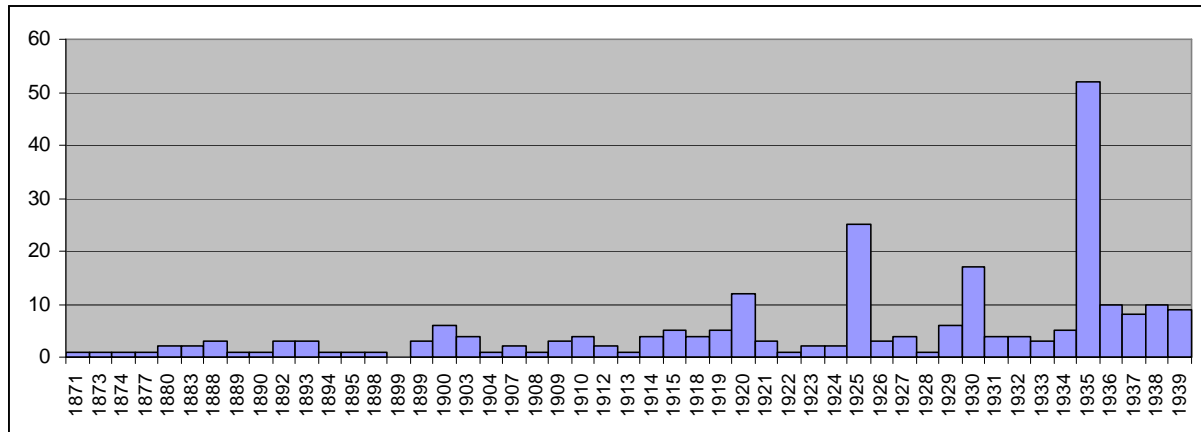
Constructed at the very beginning of the stylistic period, the historic 1935 Douglass/Gitlis Residence possesses many character-defining features of the Early Ranch style house-type which remain in excellent condition today. The roofline of the asymmetrical L-shaped plan is elongated and lowered and uses large overhanging eaves to further emphasize the horizontal form and its connection to the site. The typical stucco or brick exterior is shown here in less common wood frame and siding but with the characteristic simple trim. Throwbacks to earlier styles include the stem wall footing with crawlspace under hardwood floors, the absence of a garage or carport attached to the house, and the beautiful veneer plaster finishes on gypsum lath.

The intent of this research is to inform an opinion of eligibility as the basis for a recommendation for or against historic designation. This research relies heavily on information in previous survey and inventory studies; Janus 1983, Ryden 1997, and Solliday 2001, along with additional field recognizance and verification necessary to achieve a reasonable degree of certainty regarding property status.

## ENDNOTES

<sup>1</sup> City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Preservation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 01/14/2010 online at: <http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

<sup>2</sup> City of Tempe, Tempe Historic Preservation Office data accessed 01/14/2010 11:10:57 AM.



<sup>3</sup> City of Tempe, Tempe General Plan 2030 Adopted: December 4, 2003, Chapter 3, Land Use, Design + Development, Land Use Element, accessed online 01/14/2010 at:

<http://www.tempe.gov/generalplan/FinalDocument/chapter3.pdf> Cultural Resource Area (existing density allowed by zoning) Areas identified on the density map, which are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. It is desirable to maintain the character of these areas. The underlying zoning should remain the highest appropriate density for these areas. These areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time this plan is adopted.

<sup>4</sup> City of Tempe, Zoning and Development Code, amended: October 2, 2008, Part 2 – Establish Zoning Districts, Map (page 2-30) accessed online 01/14/2010 at:

<http://www.tempe.gov/zoning/ZDCode/ZDCpart2.pdf> The Common Council of the Town of Tempe adopted its first Zoning Ordinance, Ordinance Number 177 on April 14, 1938.

<sup>5</sup> City of Tempe, Tempe Historic Preservation Office Gage Addition, Park Tract, College View Subdivisions Historic Property Nomination Information accessed 11/25/2009 10:49 AM online at:

<http://www.tempe.gov/historicpres/mapleash.htm> “The 1995 Maple Ash Neighborhood Plan recognized the unique shape of the neighborhood, roughly a 3:1 ratio of length to width. Because of the long and narrow configuration, over 40% of the parcels occur at the perimeter of the neighborhood. As these edges have developed as part of the neighborhood over time, perimeter parcels are integral to the historic core. A significant number of these edge parcels have taken on non-residential uses and zoning over time, their continued integration with the neighborhood is compromised by intensification through redevelopment. The Plan recognized the vulnerability of perimeter parcels and the importance of maintaining neighborhood scale and character at these fragile edges. The Plan emphasizes preservation of the borders for both historic and contemporary properties as a key to maintaining a buffer or transition zone to the historic neighborhood core.”

<sup>6</sup> Arizona Preservation Foundation - Arizona's Most Endangered Historic Places List: online at:

[http://www.azpreservation.org/c\\_endangered.php](http://www.azpreservation.org/c_endangered.php) “MAPLE ASH NEIGHBORHOOD Tempe – Tempe's Maple Ash Neighborhood consists of three subdivisions in proximity to Arizona State University. In this area is the largest concentration of historic resources in the city. The Gage Addition, Park Tract, and College View subdivisions are significant as one of the oldest surviving neighborhoods in

Tempe. The area is adjacent to downtown Tempe, Arizona State University, and Tempe St. Luke's Hospital, each of which have exerted pressure on the neighborhood at various times in the past. While the city historic preservation office and a majority of the homeowners in the neighborhood would like to have a historic district zoning overlay placed on the neighborhood, the property is zoned multi-family and many of the owners would prefer to develop their properties."

<sup>7</sup> Tempe HPO Interview with Philip C. Douglass (owner) 11/18/2009 – "Michael Wilson Kelly - Architects, Ltd. an award winning small firm specializing in projects of all types: historical, cultural, recreational, and residential designed the addition to the master bath. Kelly served on the Tempe Historic Preservation Commission as a volunteer member and is well versed in the Secretary of the Interior's Standards for Rehabilitation. Kelly received the Governor's Award for Historic Preservation in 1994 and a Certificate of Appreciation from the Tempe Historic Preservation Commission in 1998. Kelly's philosophy is "modernist to historical – the beauty of architecture is in it's honesty, stability, and harmony." – MWK online at <http://mwkarch.com/>

<sup>8</sup> City of Tempe, Tempe Historic Preservation Office data accessed 01/14/2010 11:10:57 AM

<sup>9</sup> City of Tempe, Tempe Historic Preservation Office data accessed 01/14/2010 11:10:57 AM: "The other example is the Womack Residence located at 1211 South Farmer Avenue, in the Mitchell Park East neighborhood, which has lost significant integrity due to porch infill, application of aluminum siding, alteration or replacement of doors & windows, and multiple additions (see HPO photos 03/20/06).

<sup>10</sup> Tempe Historical Museum, accessed Monday, November 23, 2009; Tempe Historic Property Survey: Survey Number HPS-345 Douglas/Gitlis Residence [http://www.tempe.gov/museum/Tempe\\_history/properties/hps345.htm](http://www.tempe.gov/museum/Tempe_history/properties/hps345.htm) [site includes link to Tempe Historic Property Survey].

<sup>11</sup> City of Tempe, Tempe City Code Chapter 14A – Tempe Historic Privation Ordinance, Ord. No. 95.35, 11-9-95; Ord. No. 2004.42, 1-20-05 accessed 01/14/2010 online at:

<http://www.tempe.gov/citycode/14aHistoricPreservation.htm>

Sec. 14A-4. Designation of landmarks, historic properties and historic districts.

(a) The following criteria are established for designation of an individual property, building, structure or archeological site:

- (1) It meets the criteria for listing on the Arizona or national register of historic places;
- (2) It is found to be of exceptional significance and expresses a distinctive character, resulting from:
  - a. A significant portion of it is at least fifty (50) years old; is reflective of the city's cultural, social, political or economic past; and is associated with a person or event significant in local, state or national history; or
  - b. It represents an established and familiar visual feature of an area of the city, due to a prominent location or singular physical feature; or
- (3) If it has achieved significance within the past fifty (50) years, it shall be considered eligible for designation as a landmark if it is an integral and critical part of an historic district or demonstrates exceptional individual importance by otherwise meeting or exceeding the criteria specified in paragraphs (1) or (2) of this subsection above. At such time as a landmark becomes fifty (50) years old, it will automatically be reclassified as an historic property.

<sup>12</sup> U.S. Department of the Interior, National Park Service, 2002; Listing a Property in the National Register of Historic Places, How to Apply Criteria for Evaluation <http://www.cr.nps.gov/nr/listing.htm> "The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register."



<sup>13</sup> Tempe Historic Preservation Office – HPO Staff Opinion – preliminary determination of eligibility provided in accordance with [Tempe City Code Chapter 14A – Historic Preservation](#) Sect. 4A-4(c)(4) “Upon receipt of an application and placement on the next available commission agenda, the HPO shall compile and transmit to the commission a complete report on the subject property or district. This report shall address the location, condition, age, significance and integrity of historic features and identify potential contributing and noncontributing properties and other relevant information, together with a recommendation to grant or deny the application and the reasons for the recommendation.”

<sup>14</sup> Garrison, James, 1999; Aspects of Integrity: Generalized Application [http://www.tempe.gov/historicpres/Centennial\[SampsonTupper\]House.html](http://www.tempe.gov/historicpres/Centennial[SampsonTupper]House.html) [State Historic Preservation Officer Jim Garrison created a matrix titled “Aspects of Integrity: Generalized Application” to illustrate how to evaluate the integrity of a property. This chart indicates those aspects of integrity that must be present for different property types to remain eligible. For example, to identify aspects necessary for a District to maintain eligibility under criteria C (Design/Construction) enter the chart criteria column at “C – Design/Construction” and move across to the property type column for “District”, to see that four of the seven aspects of integrity must be present to maintain the integrity of a district that has significance under criteria C, they are; Setting, Design, Feeling, and Materials. (see chart below)]

J. Garrison 1989

### **Aspects of Integrity: Generalized Application**

| <b>Criteria</b>                                | <b>Property Types</b>                           |   |   |   |   |
|--|---|---|---|---|---|
|  | <b>Building</b>                                 | <b>Distirct</b>                               | <b>Site</b>   | <b>Structure</b>                                | <b>Object</b>                                 |
| <b>A. Event/<br/>History</b>                   | Location<br>Materials<br>Feeling<br>Association | Location<br>Setting<br>Feeling<br>Association | Historic<br>Location<br>Setting<br>Feeling<br>Association | Location<br>Materials<br>Feeling<br>Association | Materials<br>Feeling<br>Association           |
| <b>B. Person</b>                               | Materials<br>Feeling<br>Association             | Location<br>Setting<br>Materials              | Historic<br>Location<br>Setting<br>Association            | Materials<br>Feeling<br>Association             | Materials<br>Feeling<br>Association           |
| <b>C. Design/<br/>Construction</b>             | Design<br>Workmanship<br>Materials<br>Feeling   | Setting<br>Design<br>Feeling<br>Materials     | Architectural<br>Setting<br>Design<br>Feeling             | Design<br>Workmanship<br>Materials<br>Feeling   | Design<br>Workmanship<br>Materials<br>Feeling |
| <b>D. Likely to<br/>Yeild/ Has<br/>Yeilded</b> | Workmanship<br>Materials                        | Location<br>Materials                         | Archaeological<br>Location<br>Materials                   | Workmanship<br>Materials                        | Workmanship<br>Materials                      |

**Aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, Association**

<sup>15</sup> Janus Associates, Inc., and the Tempe Historical Society, 1983 Tempe Historic Property Survey Tempe History Museum [http://www.tempe.gov/museum/Tempe\\_history/properties/ahpsfile.htm](http://www.tempe.gov/museum/Tempe_history/properties/ahpsfile.htm) “The survey was a collaborative project produced by, and funded by a grant from the Arizona State Historic Preservation Office. Phase I of the survey (1980-1981) involved identifying more than 350 buildings and structures in Tempe that exhibited potential historical and/or architectural significance. Phase II (1982-

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1983) involved research and documentation of the 150 most significant resources. More than a dozen volunteers completed most of the research under the direction of Museum Director Susan Wilcox and Cindy Myers of Janus Associates. The research collection that was compiled as a result of this project includes individual files on 158 historic properties. Of those most important buildings and structures that were studied in 1983, only 60% are still standing today.”

<sup>16</sup> As evidenced by the abandoned effort to designate the Maple Ash area historic whereby over 100 letters in support of the designation and listing were received by the city from concerned citizens throughout the community.

<sup>17</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2010 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) “Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.” Integrity of location need not be present for the nomination as proposed.

<sup>18</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2010 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) “Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.” Integrity of design is a condition precedent to the nomination as proposed.

<sup>19</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2010 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) “Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.” Integrity of setting need not be present for the nomination as proposed.

<sup>20</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2010 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) “Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.” Integrity of materials is a condition precedent to the nomination as proposed.

<sup>21</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2010 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) “Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.” Integrity of workmanship is a condition precedent to the nomination as proposed.

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<sup>22</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2010 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) "Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character." For example, an early ranch-style house retaining original design, workmanship, and materials will relate the feeling of hand craftsmanship and onsite construction methods in residential construction before World War II. Integrity of feeling is a condition precedent to the nomination as proposed.

<sup>23</sup> U.S. Department of the Interior, National Park Service, How To Evaluate The Integrity Of A Property accessed 01/14/2010 online at [http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/history/NR/publications/bulletins/nrb15/nrb15_8.htm) "Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character." For example, an early ranch-style house on a property whose natural and manmade elements have remained intact since the 1930s will retain its quality of association with the initial development of the subdivision and early suburban expansion within the original townsite. Integrity of association need not be present for the nomination as proposed.

<sup>24</sup> National Park Service Bulletin 15: How to Apply the National Register Criteria for Evaluation <http://www.nps.gov/history/nr/publications/bulletins/nrb15/> "Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource."

<sup>25</sup> Secretary of the Interior Standards for Rehabilitation accessed online 11/25/2009 12:32 PM at: <http://www.nps.gov/history/hps/TPS/tax/rhb/stand.htm> "The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character."

<sup>26</sup> Arizona State Historic Preservation Office - Policy Statement For Recommendations Of Eligibility May, L992 [http://www.tempe.gov/historicpres/Designations/SHPO\\_Policy\\_Eligibility\\_Integrity.pdf](http://www.tempe.gov/historicpres/Designations/SHPO_Policy_Eligibility_Integrity.pdf) "Because the AFIF initiative allows funds to be awarded to properties listed or determined eligible, the question arises as to how and by whom can these determinations be made, and under what conditions can these determinations be applied to properties with questionable integrity: but demonstrable restorability? This question becomes more complex as one evaluates the wide range of integrity of listed properties, the evolution of the sheathing issue, and 'variations in viewpoint between National Register policy, Tax Act review. policy, and Certified Local Government (CLG) Design Review Ordinance policy."

<sup>27</sup> May, Cliff and Sunset Magazine Editorial Staff 1947 – Lane Publishing, San Francisco "The form called the ranch house has many roots. They go deep into the Western soil. Some feed directly on the Spanish period. Some draw upon the pioneer years. But the ranch-house growth has never been limited to its roots. It has never known a set style. It was shaped by needs for a special way of living – informal, yet gracious."

<sup>28</sup> Hess, Alan 2004 – The Ranch House, Harry N. Abrams, New York "A uniquely American invention, the twentieth-century Ranch House ...had come to be one of the most dominant architectural forms of the

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suburban landscape of the nation. From Los Angeles to Houston to Fort Lauderdale, there are entire communities where Ranch is the only architecture.”

<sup>29</sup> Samon, Katherine Ann *Ranch House Style* 2003 – Clarkson Potter New York “The things we loved about ranches when we liked Ike are still attractive – perhaps more so – today: the liberation that comes with open-plan living, the casual feel of easy kitchen access, the comfort of having bedrooms and children near at hand, the convenience of one-level living, and the everyday luxury of smooth indoor-outdoor flow.”

<sup>30</sup> Johnson, Paul C., 1958 – *Western Ranch Houses* by Cliff May, Lane Publishing Menlo Park, CA “Cliff May in the 1930s was building small homes in San Diego and Los Angeles – and he was building for the Southern California climate and for people who thought living would be different there. Twenty years ahead of its time, one of his homes was featured in a 1936 issue of the *San Diego Union* under this heading: ‘Home with a garden in every room.’ The open plan became part of his thinking as building costs rose and living space had to do double duty. Increasing attention to the need for a house to make full use of its surroundings resulted in his teamwork with the West’s leading landscape architects. His use of daylight as a design tool brought about a completely experimental house.”

<sup>31</sup> Solliday, Scott, 2001 - City of Tempe, Tempe Historic Preservation Office, 2001 - *Post World War II Subdivisions Tempe*, <http://www.tempe.gov/historicpres/PostWWII/PostWWIISubdivisionsBrochure.pdf> “The Tempe Post-World War II Context Study builds on previous key studies of the history of the built environment in Tempe. The field survey examined approximately 4,500 Tempe properties built between 1945 and 1960. From this survey, inventory forms were completed for 62 subdivisions containing nearly 1,800 individual properties. Only those houses that conveyed a high level of architectural integrity (i.e., that still possess all elements of their original design) were inventoried in detail.”

<sup>32</sup> City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 12:14 PM “Similarly, in ten years prior to 1935, 74 properties were developed city-wide, only 22 more properties than were constructed city-wide in 1935.”

<sup>33</sup> Ibid.

<sup>34</sup> University of Hawai'i at Manoa School of Architecture, Cultural Force, accessed online at [http://www.arch.hawaii.edu/site/fileadmin/user\\_upload/Files/arch518/2.\\_Cultural\\_Force.pdf](http://www.arch.hawaii.edu/site/fileadmin/user_upload/Files/arch518/2._Cultural_Force.pdf) 11/24/2009 3:31 PM “Architecture and Culture • How does Architecture reflect or inflect Culture?—Provide a defined context for Cultural Practices.—Express the History and Mythology of the Culture—Represent and Present the embodiment of Cultural values in Built form: Spatial Definition, Spatial Arrangement, Relation Built to Natural, Material Choices (historical lineage, “nature” of place, symbolic), Building forms and typologies.”

<sup>35</sup> Garvin, Alexander. *The American City: What Works, What Doesn't*. 2nd Edition. McGraw-Hill, New York. 2002. “The banking crisis of the 1930’s forced all lenders to retrieve due mortgages. Refinancing was not available, and many borrowers, now unemployed, were unable to make mortgage payments. Consequently, many homes were foreclosed, causing the housing market to plummet. Banks collected the loan collateral (foreclosed homes) but the low property values resulted in a relative lack of assets. Because there was little faith in the backing of the U.S. government, few loans were issued and few new homes were purchased. The FHA calculated appraisal value based on eight criteria and directed its agents to lend more for higher appraised projects, up to a maximum cap. The two most important were “Relative Economic Stability,” which constituted 40% of appraisal value, and “Protection from adverse influences,” which made up another 20%.”

<sup>36</sup> Solliday, Scott, 2001 - City of Tempe, Tempe Historic Preservation Office, 2001 - Post World War II Subdivisions Tempe, <http://www.tempe.gov/historicpres/PostWWII/PostWWIISubdivisionsBrochure.pdf> "An agricultural depression in the 1920s and the Great Depression of the '30s had curtailed residential construction long before the war. Tempe's population grew by only 15% in the 1930s despite a modest expansion of Arizona State Teachers College. The city's stagnant growth was largely due to the lack of available financing -- Tempe banks did not offer home mortgages. This was a common problem throughout the country during the Depression. The Federal Housing Administration (FHA) was created in 1934 to reform lending practices and insure home mortgages, with the goal of boosting construction and creating jobs. This had an immediate impact on homebuilding in Arizona, as Valley National Bank began aggressively promoting home mortgages in Phoenix, Mesa, and other cities, but Tempe banks did not participate in FHA-insured loans until after World War II."

<sup>37</sup> Pry, Mark E. 2003 – Oasis in the Valley; the story of water in Tempe, Tempe Historical Museum & Tempe Water Utilities Department, 2003 KARL: 2004.0000.0040

<sup>38</sup> Tempe Public Works, 1948; Improvement District Map Collection KARL 2005.0000.0045 College View & University Park Irrigation System Additions, Improvement District Number 36, 11/08/1948 [Tempe Public Works Engineering map collection]

<sup>39</sup> City of Tempe (Scott Solliday) 2001, Post World War II Subdivisions, Tempe, Arizona: 1945-1960 Historic Preservation Office.

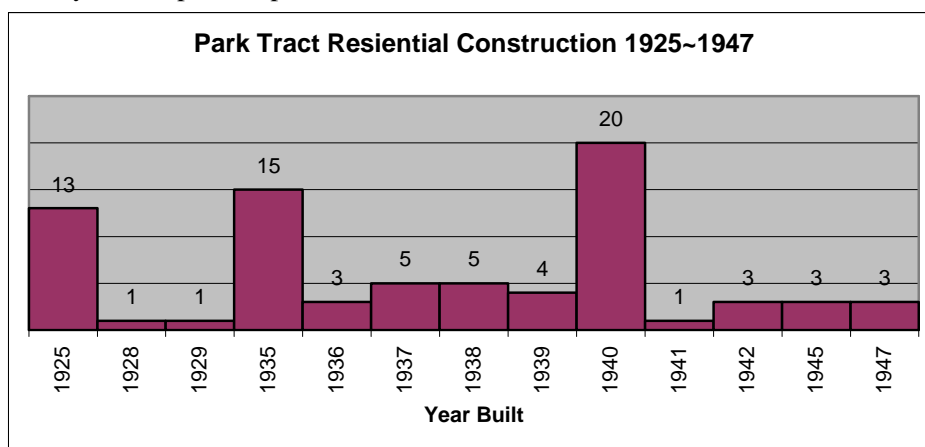
<sup>40</sup> Hansen, Eric M., 1999; F. Q. Story Neighborhood: an historic landscape threatened, Arizona State University, College of Planning and Landscape Architecture, 1999. KARL: 2004.0000.0206 [Tempe Redevelopment]

<sup>41</sup> Davis, Robinson, 2005; The Urban Forest; a study of the value and application of trees in an urban environment, Arizona State University College of Architecture and Landscape Architecture (Professor Joseph Ewan, ASLA).

<sup>42</sup> Hansen, Eric M., 1999

<sup>43</sup> Tempe Historic Preservation Office 2006, "Preliminary Determination of Eligibility Attachment to Staff Summary Report Thursday, Oct. 12, 2006 Gage Addition Park Tract College View Subdivisions" <http://www.tempe.gov/historicpres/docs/MAHD-SSR101206%20PDE%20version100306.pdf>

<sup>44</sup> City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 2:02:03 PM



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<sup>45</sup> Tempe Historical Museum, accessed Friday, February 13, 2009 2:58:24 PM; Tempe Historic Property Survey: Survey Number HPS-222 (Hugh Laird House) <http://www.tempe.gov/museum/hps222.htm> [Site includes link to Excerpts from Newspaper Articles and Documents about Hugh Laird]

<sup>46</sup> City of Tempe, Tempe Historic Preservation Office data accessed 11/24/2009 5:05 PM.

<sup>47</sup> Craven, Jackie - About.com Guide, Picture Dictionary of House Styles in North America and Beyond: Ranch Style accessed 11/24/2009 2:58 PM, <http://architecture.about.com/od/periodsstyles/ig/House-Styles/Ranch-Style.htm> "Known as American Ranch, Western Ranch, or California Rambler, Ranch Style houses can be found in nearly every part of the United States. California real estate developer Joseph Eichler popularized his own version of the Ranch Style, and Eichler Ranches were imitated across the USA. After World War II, simple, economical Ranch houses were mass-produced to meet the housing needs of returning soldiers and their families. Because so many Ranch Style homes were quickly built according to a cookie-cutter formula, the Ranch Style is often dismissed as ordinary or slipshod. Nevertheless, many homes built today have characteristics of the elegantly informal Ranch houses that Cliff May originated."

<sup>48</sup> Cliff May Library accessed 11/24/2009 2:58 PM, at <http://www.ranchostyle.com/cliffnotes.html> "May loved wide open spaces. No wonder. A descendant of an early California Spanish family, he was raised on a San Diego ranch. Considered by many to be the father of the California ranch-style house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of modernism. His approach called for houses to be built out instead of up, with the continual goal of bringing the outdoors in."

<sup>49</sup> Carley, Rachel 1994, Visual Dictionary of American Architecture, Roundtable Press.

<sup>50</sup> May, Cliff 1947 quoted in Sunset Western Ranch Houses, Lane Publishing, San Francisco, CA.

<sup>51</sup> Wikipedia, the free encyclopedia text of this article is licensed under the GFDL accessed 12/01/2009 1:17:00 PM online at: [http://www.absoluteastronomy.com/topics/Ranch-style\\_house](http://www.absoluteastronomy.com/topics/Ranch-style_house) "Walls were often built of adobe brick and covered with plaster, or more simply used board and batten wood siding as in the case at hand. Roofs were low and simple and usually had wide eaves to help shade the windows from the Southwestern heat. Houses often had interior courtyards which were surrounded by an L or U shaped floor plan. Large front porches were also common."